



937 Shirley Rd Esquimalt BC

\$1,399,000

If you go through your checklist of items you want in your next home, this 5 bed 4 bath 3200 sf. home ticks a lot of boxes. Hardwood Flooring, Gas Fireplace, Large Kitchen, Primary Bedroom on the Main Floor with ensuite Bathroom & Walk In Closet, French Doors to a Private Patio, Full Height Lower Level with Very Attractive 1 Bedroom Suite, + Bonus Room on the Lower Level as well, Laundry Rooms on Both Levels, 9100 SF Fenced Yard, Direct Gorge Water Views & a Large Entertaining Sized Back Sundeck, see what I'm saying about checking boxes. Not to mention This Great Property Has an Excellent Location with Great Proximity to Everything You Need. Sellers are HIGHLY Motivated to SELL Now. The 2 suites on the lower level generate \$ 3,000 in monthly revenue. There are some renovations approx. \$25,000 that are required, and the huge reduction in price reflects that so book an appointment to view and bring your offers. This property is loaded with redeeming features. Come and see for yourself.

Listing Presented By:



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